

CURVE DATA						
C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BEARING	CHORD LENGTH
1	000°49'05"	5545.65'	39.59'	79.19'	N 62°49'33" E	79.18'

DEVELOPER: SNECKNER & ASSOCIATES  
12255 WEST AVENUE  
342-5214

PLAN HAS BEEN ACCEPTED  
BY THE CITY OF SAN  
ANTONIO DEVELOPMENT  
REVIEW COMMITTEE  
Date: 1-18-95  
File # 442  
Signed: [Signature]

VRP# 02-02-067

# SNECKNER INDUSTRIAL PARK ELECTRIC EASEMENT

BEING 0.588 ACRES OF LAND OUT OF  
NEW CITY BLOCK 17700, CITY OF SAN ANTONIO,  
BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout, and to the best of my knowledge, this plat conforms to all requirements of the subdivision ordinance except for those variances that may have been granted by the Planning Commission of the City.

*Mark S. Brown*  
REGISTERED PROFESSIONAL ENGINEER

Sworn to and subscribed before me this the 13 day of JUNE, A.D., 1996.



*Denise Spain*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public for all streets, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

*SNECKNER & ASSOCIATES*  
OWNER

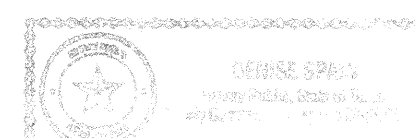
*W.R. Sneckner, Jr.*  
W.R. SNECKNER, JR.

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared W.R. SNECKNER, JR. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 13 day of JUNE, A.D., 1996.



*Denise Spain*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

This plat of SNECKNER INDUSTRIAL PARK ELECTRIC EASEMENT has been submitted to the City of San Antonio, Texas and is hereby approved by the Director of Planning in accordance with V.T.C.A. Local Government Code Section 212.0065.

Dated this 27 day of JUNE, A.D., 1996.

BY: *Jack S. Brown*  
DIRECTOR OF PLANNING

STATE OF TEXAS  
COUNTY OF BEXAR

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

*Jack S. Brown*  
REGISTERED PROFESSIONAL LAND SURVEYOR

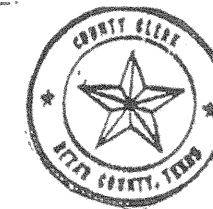
Sworn to and subscribed before me this the 13 day of JUNE, A.D., 1996.



*Denise Spain*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

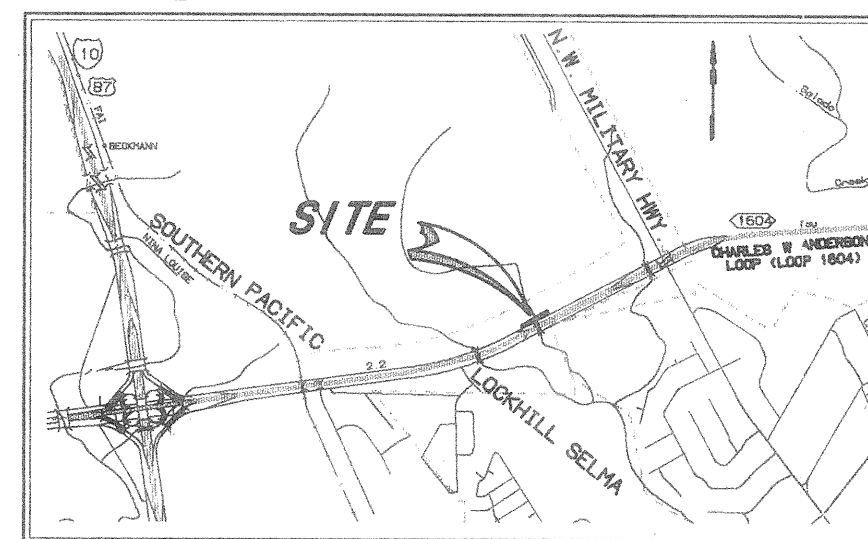
I, Gerry Rickhoff, County Clerk of said county, do hereby certify that this plat was filed for record in my office on the 27 day of JUNE, A.D., 1996 at 2:15 P.M. and duly recorded the 1st day of JULY, A.D., 1996 at 8:00 P.M. In the Records of Deeds of said county, in book volume 9538, on page 308.

In testimony whereof, witness my hand and official seal of office, this 1st day of JULY, A.D., 1996.



COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: *Wah Sid* DEPUTY

DWN: JDE APP: MSB  
SHEET 1 OF 1



LOCATION MAP

BROWN ENGINEERING CO.

JOB NO: 128-003-00 DATE: 05/16/96

ENGINEERING CONSULTANTS  
1000 CENTRAL PARKWAY N., 8-100  
SAN ANTONIO, TEXAS 78232  
PHONE (210) 494-5511

VRP# 02-02-067

MATCH LINE

UNPLATTED  
32.048 ACRE TRACT  
VOL. 4579, PG. 1083  
REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS

N. C. B. 17700  
CITY OF SAN ANTONIO

CHARLES W. ANDERSON LOOP (LOOP 1604)

(300' MIN. R.O.W.)

UNPLATTED

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(300' MIN. R.O.W.)

MATCH LINE

C. NO.	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1	00°49'05"	5545.65'	39.59'	79.19'	S 62°49'33" W	79.18'
2	00°44'33"	5531.65'	35.65'	71.70'	N 62°47'17" E	71.70'

LEGEND	
CA. T. V.	CABLE TELEVISION
ELEC.	ELECTRIC
ESM'T.	EASEMENT
EXIST.	EXISTING
ROW	RIGHT OF WAY
TEL.	TELEPHONE

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY BEING PLATTED WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS," BASED UPON THE ORIGINALLY PLATTED HIGHWAY FRONTAGE.

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.



file

City of San Antonio  
New  
**Vested Rights Permit**  
**APPLICATION**

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 FEB 20 PM 3:27

Permit File: # VR 02-02-067  
Assigned by city staff

Date: \_\_\_\_\_

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit).

*Note: All Applications must have a Site Map showing the Area Boundary (Attached).*

1. Owner/ Agent Earl & Brown, P.C.
2. Address: 111 Soledad, Suite 1111, San Antonio, TX
3. Zip: 78205 Telephone # (210) 222-1500
4. Site location or address FM 1604/West of NW Military
5. Council District 8 ETJ Over Edward's Aquifer Recharge ☒ yes ( ) no

• **MASTER DEVELOPMENT PLAN (MDP)** (Formaly POADP)\*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Sneckner Industrial Park # POADP No

Date accepted: 1/18/85 Expiration Date: NA MDP Size: 32 acres

• **P.U.D. PLAN**

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_

• **Plat Application**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_

Date submitted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

(Note: Plat must be approved within 18 months of application submittal date).

August 17, 2001

• **Approved Plat**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_ Approval

Date: \_\_\_\_\_ Plat recording Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ Vol./Pg. \_\_\_\_\_

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Others**

Type of Permit: \_\_\_\_\_ Date issued: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Acreage: \_\_\_\_\_

(Note: Two maps of the area must be provided)

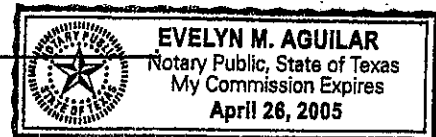
**NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.**

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: **Habib H. Erkan, Jr.** Signature: \_\_\_\_\_ Date: **1/30/02**

Sworn to and subscribed before me by on this **30<sup>th</sup>** day of **JANUARY** **2002**, to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: \_\_\_\_\_



City of San Antonio use



**Approved**



**Disapproved**

Review By: \_\_\_\_\_  
Assistant City Attorney

Date: **2-25-02**

August 17, 2001

**02-02-067**



February 19, 2002

Mr. Mike Herrera  
Planning Department  
City of San Antonio  
114 W. Commerce, 3<sup>rd</sup> Floor  
San Antonio, TX 78205

Via Hand-Delivery

Mr. Tom Shute  
Assistant City Attorney  
City of San Antonio  
100 Military Plaza, 3<sup>rd</sup> Floor  
San Antonio, TX 78205

Via Hand-Delivery

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 FEB 20 PM 3:27

Re: Application for Vested Rights for Preliminary Overall Area Development Plan for  
Sneckner Industrial Park (POADP No. 442)

Dear Messrs. Herrera & Shute:

This is to request a favorable vested rights permit determination, for the above referenced property, on behalf of our client, Sneckner Partners Ltd.

Please find enclosed herewith a check for \$160.00, to cover the fee associated with review of this application, two (2) vested rights permit applications, two (2) copies of POADP No. 442, which shall also serve as a site map showing the area boundaries, and two (2) copies of the Sneckner Park Electrical Easement Plat (Plat No. 960277).

The area in question consists of 32 acres located just north of FM 1604 and west of NW Military Dr. The POADP No. 442 was accepted by the City of San Antonio's Planning Department on January 18, 1995. The Sneckner Park Electric Easement Plat (Plat No. 960277) was filed with the City on June 27, 1996 and was filed for record with the Bexar County Clerk on June 28, 1996 and is now recorded in the Real Property Records of Bexar County in Volume 9534, Page 208. Based on this information, it is my opinion that this property is entitled to vested rights as of January 18, 1995. I am confident after you have had an opportunity to review the enclosed materials, you will concur.

Please do not hesitate to contact me should you have any questions regarding this matter.

Sincerely yours,  
EARL & BROWN, P.C.

By: 

Habib H. Erkan, Jr.

f:4041/herrerashute vested rightsltr.doc  
Enclosures



CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 FEB 20 PM 3:27



**EARL & BROWN P.C.**  
**A PROFESSIONAL CORPORATION**  
111 SOLEDAD, SUITE 1111 210-222-1500  
SAN ANTONIO, TX 78205

1802

PAY  
TO THE  
ORDER OF

*City of San Antonio*

DATE *Aug 29 02* <sup>32-61</sup>/<sub>1110</sub> 27053


*Smaller project*

\$ *1,600.00*

DOLLARS

THIS CHECK IS DELIVERED FOR PAYMENT ON THE ACCOUNTS LISTED

⑆001802⑆ ⑆111000614⑆ ⑆1566699680⑆

*[Signature]*

MP